

## DOWNTOWN NORTH QUARTERLY BROWNFIELDS NEWSLETTER

### SUMMARY

#### Welcome!

We are happy to bring you the Downtown North Quarterly Brownfields Newsletter. This publication will help keep local residents and other interested parties up to date on Brownfields redevelopment activities in Downtown North. Hard copies will be available for review at the *Lawson McGhee Library*. An online version is available at [www.cityofknoxville.org/downtownnorth/brownfield.asp](http://www.cityofknoxville.org/downtownnorth/brownfield.asp)

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In this Fifth Edition of the Newsletter, we will review the City's progress during the last three months to address brownfields redevelopment in the Downtown North Neighborhood. The information presented in this issue is a summary of activities that was presented during the Project Team Meeting held at St. John's Lutheran Church at 4 p.m. on November 7th. After reviewing this newsletter, please call the City of Knoxville's Office of Redevelopment if you have any questions or comments. And remember, our next Project Team Meeting is February 6th, 2014.

### CURRENT PHASE II ENVIRONMENTAL SITE ASSESSMENTS

The City's consultant, S&ME, initiated the following Phase II ESA during the previous quarter:

Historic Knoxville High Property-101 E. Fifth Ave.

- A Site Specific Quality Assurance Project Plan (SSQAPP) was approved for implementation by the Environmental Protection Agency (EPA) on September 30, 2013.
- Assessment activities were initiated on October 21, 2013 and included sampling of surface and sub-surface soils, groundwater, soil gas, asbestos and lead-based paint.

#### Historic Knoxville High Property

On-site findings from Phase I ESA: The subject property was identified on the databases reviewed as a Resource Conservation & Recovery Act (RCRA) conditionally exempt small quantity generator (CESQG) and Facility Index System (FINDS) facility due to the small quantities of chemicals and chemical wastes temporarily stored on the subject property in 1990. Additionally, evidence of a former above ground storage tank (AST) was observed on the south side of the former Knoxville Fire Station. Visual evidence suggests the former AST was used to fuel an emergency generator.

An Environmental Media Investigation occurred in the area of the former AST. The following installations occurred:

- Installed two soil probe locations to approximate depths of 30 feet to collect four soil samples.
- Installed one groundwater monitoring well to collect groundwater data.
- Installed two soil probes locations to collect soil gas samples.

#### Other Hazardous Materials Assessment Opportunities:

##### Asbestos Survey

Types of asbestos identified included two and four inch pipe insulation, 9" x 9" floor tiles, and a transite chalk board.

##### Lead Based Paint Survey

A Lead Based Paint Survey was conducted in general accordance with HUD Guidelines Utilizing ES&H, Inc. Types of lead based paint were identified and found in exterior windows, vault and safe doors, various walls in the building, piping, and door casings.

#### Next Steps For Historic Knoxville High School Project

- Compile Assessment Data in Phase II ESA Report.
- Pursue Voluntary Brownfields Agreement if applicable.



Old Knoxville High Property—101 E. Fifth Avenue

### PROPOSED PHASE II ENVIRONMENTAL SITE ASSESSMENTS

#### Former Auto Sales and Service Property

On-site findings from Phase I ESA: An underground storage tank (UST) fill port and vent pipe were

observed on the south side of the building. According to historical records reviewed, UST dates back to 1950's. The historic uses of the property include an auto repair facility. At the time of the Phase I ESA, the amount of materials stored in the building prevented the observation of all parts of the facility.

#### Phase II ESA Opportunities

- Assess soil and groundwater in near vicinity of historical UST and automobile service areas;
- Address potential vapor intrusion concerns by performing soil and sub-slab gas sampling;
- Perform asbestos and lead-based paint inspections.

#### Next Steps For Auto Sales and Service Project

- Obtain Final EPA Approval of SSQAPP.
- Implement Phase II ESA and Compile Assessment Data in Phase II ESA Report.
- Pursue Voluntary Brownfields Agreement if applicable.



*Former Auto Sales & Service Property—835 N. Central Street*

#### **Former Southern Linen Property**

On-site findings from Phase I ESA: The subject property had been occupied by a linen service from 1948 until 1961. Information concerning cleaning operations, including the possible use of dry cleaning chemicals, was not available. On-site observations identified the location of either an existing or former UST. The current property owner indicated that he was told the UST has been removed.

#### Phase II ESA Opportunities

- Assess soil and groundwater in near vicinity of historical UST and in other areas of property utilized for commercial laundry operations;
- Address potential vapor intrusion concerns by performing soil and sub-slab gas sampling;
- Perform asbestos and lead-based paint inspections.

#### Next Steps For Former Southern Linen Project

- Obtain Final EPA Approval of SSQAPP.
- Implement Phase II ESA and Compile Assessment Data in Phase II ESA Report.
- Pursue Voluntary Brownfields Agreement if applicable.



*Former Southern Linen Property—1013 N. Central Street*

#### **Former Sanitary Laundry Property**

On-site findings from Phase I ESA: Historically utilized as dry cleaner from 1926 to 1993. The property was placed on the State Superfund list in 1994. Petroleum and dry cleaning solvent, USTs and fuel oil AST were previously used on property.

#### Phase II ESA Opportunities

- Assess soil and groundwater in near vicinity of historical USTs/ASTs and in other areas of property previously utilized for dry cleaning and auto repair operations;
- Address potential vapor intrusion concerns by performing soil gas and sub-slab gas as well as ambient air testing;
- Perform asbestos and lead-based paint inspections.

#### Next Steps For Former Sanitary Laundry Project

- Obtain Final TDEC and EPA Approval of SSQAPP.
- Implement Phase II ESA and Compile Assessment Data in Phase II ESA Report.
- Pursue Voluntary Brownfields Agreement if applicable.



*Former Sanitary Laundry Property—625 N. Broadway*

## **ARE YOU INTERESTED IN HAVING YOUR PROPERTY ASSESSED?**

They City of Knoxville intends to conduct several more Phase I Environmental Site Assessments. If you're interested in having your property assessed, please contact the City of Knoxville's Office of Redevelopment. Contact information is located on page one of this newsletter.

### **PHASE I ENVIRONMENTAL SITE ASSESSMENTS**

A Phase I Environmental Site Assessment (ESA) is an investigation into a property which helps to identify potential environmental concerns. The potential environmental concerns can be from past activities at the site, the current use of the property, or potential future problems and include primarily hazardous materials and petroleum products. Potential environmental concerns are identified through research on the past uses of the property, a site visit to identify current concerns, interviews with those knowledgeable about the property, and a review of available state and federal regulatory information. This process can also identify off-site properties which may environmentally impact the property. By conducting a Phase I ESA, the property owner or purchaser can obtain liability protections for contamination not identified through the Phase I ESA process, as long as the owner or purchaser has not caused the contamination subsequent to the performance of the Phase I ESA. This liability protection could be important to an owner wishing to sell their property.